



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

438 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2227530



\$450,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Track Lighting		
Inclusions:	n/a		

What an amazing opportunity to own a 1300 sqft END UNIT townhouse with dual primary bedrooms and fully loaded with upgrades + air conditioning! Welcome to 438 Nolan Hill Boulevard! As you enter this spacious property, you are greeted by a open flex space/den which could be used as an office or a secondary living room. Up the stairs to the main floor, there are 9 foot ceilings and a bright open floor plan which includes the living room opening up to the balcony, center dining area, and a fully loaded kitchen with tons of counter space, stainless steel appliances, quarts countertops, and full height cabinets. This floor also includes a convenient powder room around the corner from the kitchen. Upstairs, you get 2 LARGE primary bedrooms each with its own private ensuite with quarts counters. Don't forget the parking as this place comes with a oversized single car garage, a single car driveway, and the tons of street parking in front. Call your agent to book a showing before this sells!